

Brookfield Parks

Reinvestment Plan 2: Q&A

Kids Kingdom

What is the expected life of the elements of the facility?

Between 25 and 30 years, with minimal to low maintenance – mostly grounds/surface maintenance.

Cadigan Park

Is artificial turf safe?

The Connecticut Department of Environmental Protection released a report on July 30, 2010 that verifies the safety of synthetic turf:

http://www.ct.gov/dep/cwp/view.asp?a=2690&Q=463624&depNav_GID=1511

<http://www.prnewswire.com/news-releases/connecticut-study-verifies-the-safety-of-synthetic-turf-99779894.html>

Is disposal of the old field an issue?

There are no environmental issues with disposal. The cost of disposal will be included in overall replacement costs when that time comes.

Is GeoTurf an option? <http://geosafeplay.com/>

This is a more costly option that does not appear to provide additional benefit.

Will we still be short of fields

We expect a 30% increase in usage (similar to what we've seen at the high school) on the Cadigan artificial field, but this may still not meet all needs for all sports. We do expect to lose the existing soccer field at the 'corn field' at 401 Federal Road in the near future.

Is the path concrete?

The path will be paved with bituminous, the most inexpensive means for providing a truly multi-purpose and durable pathway.

What income – if any – can we expect from Cadigan?

We currently earn \$8–10,000/year for facility rentals at Cadigan. Upgrades may increase income in the \$2–3,000 range due to increased availability (ability to use in all weather).

Any potential for income from concessions during games?

Unlikely to amount to much.

Are the current bathrooms ADA compliant?

Cadigan Park—yes. Town Beach—no, due to access issues.

Town Beach

How has the multi-purpose building changed since the first referendum?

The focus of the current proposal is on people visiting the beach rather than on renting the facility, with reduced storage, reduced size of the multi-purpose room, lowered ongoing maintenance costs.

Space	Original Proposal	Current Proposal	Reduction
Upper Level	3,655 square feet	2,743 square feet	25%
Lower Level	2,459 square feet	923 square feet	63%
Total	6,114 square feet	3,666 square feet	40%
Multi-purpose room	1,507 square feet	1,035 square feet	31%
Room occupancy (seated)	100	69	31%
Total cost	\$1,245,000	\$1,095,000*	12%

* \$750,000 state grant to offset this cost

Is the water safe? Have tests been done?

During each season the water is tested twice each week. In 15 years of testing the Town has never had to close the beach due to results.

What is maintenance schedule for rented facility, and how will the Town's existing staff manage the additional work?

Maintenance will be done by event, with fees covered by rental costs (similar to how the Board of Education's Use of School Facilities policy #1330). Fees are expected to cover maintenance costs. General oversight of maintenance will be under the Town's existing physical plant supervisors (same as the Police Station & Library).

Provide more detail on expected revenue from the new facility.

The following is what Danbury's Tarrywile Park charges for their facility:

Facility Capacity	Rental Fee	Supervision Fee	Cleaning Fee	Annual Revenue
100/150	\$50/hour (7 am-5 pm weekday) \$75/hour (5 pm-12am weekday) \$1,500 (Event weekend rate) \$125 (Hourly weekend rate)	built in \$10/hr	Built in \$125/hr	\$65,000

Still River Greenway

Should the town add concession stands to rent bikes?

No, but the Town will work collaboratively with local merchants to offer this service without requiring additional Town resources.

Finance/Data

What is the usage for each facility?

Kids Kingdom:

Parks & Rec estimates that an average of 100-150 people visit Kids Kingdom each day in peak season.

Cadigan Park:

Over 1,500 youth & adult sports participants in structured programs annually.

Additional use for summer camp (50 kids a week x 8 weeks).

Tennis courts currently closed.

Town Beach:

Since 2002, on average:

- over 180 kids enroll in swim lessons annually
- 114 youth participate in swim team annually
- 103 boat/trailer passes are issued annually
- 584 family passes and 14 individual passes are issued annually

Participation has dipped a bit in the past few years.

Still River Greenway:

No hard data yet, but experience of other towns shows that when similar projects have been built, they are used extensively.

Should water debt be included in the presentation?

No. Since interest and principal for water projects is paid for by the end user, there is no debt service to the general taxpayer.

Suggestion that we talk about total (gross) costs as well as bonded (net) costs to eliminate voter surprise.

Gross and net costs will be discussed throughout the process. At this point, gross costs are estimated at \$7,123,000 with net costs at \$5,330,000.

Is the \$750,000 for the multi-purpose building committed or iffy?

Yes. The state has committed to this funding if the Town approves the project.

Should the financial presentation of these projects include operational costs of the Town?

The operational costs are discussed in detail annually throughout the budget process. These projects are being presented within the context of maintaining the debt service level in a manner consistent with discussion during the budget process.

Is the debt service chart accurate (will spikes go over red line)?

The Town's Director of Finance has confirmed that the debt service chart includes all current obligations and is accurate.

What have we spent on these projects so far?

Both the Boards of Selectmen and Finance approved expenditures of up to \$75,000 to do the work necessary to bring the projects to the voters. Expenditures to date are in the \$40,000 range.

Are there any other large projects pending?

None pending, but a few are under discussion. Any new project will be presented to the Town for approval with complete information on future costs.

Who will be responsible for grant application

The First Selectman.

Would there be any operational savings if we replace the older facilities?

The following are estimates of what the Town is currently spending annually to maintain these facilities. Expectations are that the need for these expenses will be eliminated. Note that the tennis courts at Cadigan are currently closed to the public.

Cadigan Park

— Mowing, trimming, overseed, sod, aeration	\$10,000
— Paint: (Cost is currently shared among sports groups)	\$10,000
— Misc. plumbing / Electrical issues	\$1,200

Town Beach

— OT for Grounds staff to address ongoing erosion when it rains	\$4,000
— Misc. plumbing / Electrical issues	\$1,200

Kids Kingdom

— Misc. materials & hardware	\$2,000
— Annual sealant	\$1,000

Annual Total	\$29,400
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Operations

What is the timeframe to complete each project?

Once started, Kid's Kingdom should take 6–8 weeks, with completion late summer or early fall 2011.

Cadigan Park and Town Beach will be completed in phases to allow portions to be available to the public while other portions are being worked on. Construction expected to take up to 18 months — the field by spring 2012, the multi-purpose building by summer 2012.

While actual construction of Still River Greenway could take 3 months, the approval process (includes Army Corps of Engineers) could take a while. Completion could be fall 2012 or beyond.

Did we get competitive bids for the proposals?

Not yet. Projected costs were supplied by one firm familiar with the Town. Once projects are approved they will go out for bid.

Who will be responsible for completing on time & on budget?

The First Selectman.

Do we need a construction manager for these projects?

These projects will be overseen by the Town's Municipal Building Committee (MBC) who will aid in determining whether or not this position is necessary.

Are these projects being brought forward in priority basis?

Yes. The March 2, 2009 recommendation of the Long Range Planning Committee includes all 4 projects either as works in progress but not fully funded, or existing facilities that urgently need to be renovated or improved.

If we do not approve these projects at referendum, what will/may happen to the existing facilities?

Continued deterioration & possible further shut downs based on the Town's annual budget votes.